

*BoA: ABC
Rec'd. 11/18/98 CSR
76853*

COOPERATIVE AGREEMENT

BETWEEN

PARK AND BROTHERS, INC. t/a SUPER SAVE MARKET

AND

MOUNT PLEASANT NEIGHBORHOOD ALLIANCE

Whereas Park and Brothers, Inc. ("Licensee") has applied to renew an Alcoholic Beverage Control ("ABC") Retail Class B license for the business trading as Super Save Market at 3162 Mount Pleasant Street, Northwest, Washington, D.C.; and

Whereas Licensee and MPNA have discussed the concerns of the neighborhood and have reached an understanding relating to the operation of Licensee and cooperation between Licensee and MPNA.

NOW THEREFORE, Licensee agrees to comply fully with the terms of this cooperative agreement.

Licensee agrees:

A. To comply with all laws and regulation governing the operation of establishment at 3162 Mount Pleasant Street, N.W., Washington, D.C., including laws and regulations governing the Class B (retail) license to which this cooperative agreement applies, as such license may be applied for and approved by the District of Columbia in the name of Licensee, as such license shall be on file with the District of Columbia.

B. That Licensee and its officers will cooperate with the Advisory Neighborhood Commission 1-E ("ANC") and/or MPNA to address any alleged violation of the laws and regulations referred to in Paragraph A above or of this agreement, and in any reasonable request that the appropriate enforcement agency investigate an alleged violation.

C. That Licensee will not sell or deliver alcohol after ABC regulated hours, and that Licensee will cooperate in community efforts to assure that all Licensees comply with ABC requirements as to hours of sale.

D. That in cooperation with MPNA Licensee will support community organizations which seek to alleviate alcohol abuse problems, by reasonable participation in meetings and programs.

E. That Licensee will undertake a role in the Mount Pleasant business community in an effort to enlist wider business support for clean-up, responsible alcohol sales and service, support for alcohol abuse assistance organizations, and law enforcement activities, including

reasonable efforts to supplement current efforts to hire private trash services to clean Mount Pleasant Street on a daily basis.

F. That Licensee will prohibit loitering by persons who may be creating a public nuisance in front of the business during regular business hours and take appropriate actions to enforce such prohibition.

G. That Licensee will post signs in English and Spanish advising its customers to respect the community and that Licensee will not sell to intoxicated persons.

H. That Licensee will not sell or deliver alcohol in any form to any intoxicated person or to any person who appears to be intoxicated, and make an effort to recognize persons who abuse alcohol and not sell alcohol to such persons.

I. That Licensee will not sell or deliver alcohol in any form to any person under 21 years of age.

J. That Licensee will take precautions to avoid the sale of alcohol in any form to anyone accompanying a person who has been denied service if it appears that an attempt is being made to buy alcohol for the person who has been denied service.

K. That Licensee will not provide "go-cups" to customers. A "go-cup" is defined in Section 709.7 of the ABC regulations as a "drinking utensil provided at no charge or a nominal charge to customers for the purpose of consuming beverages."

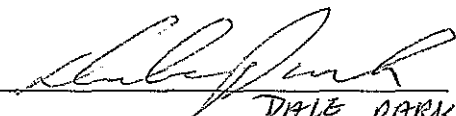
L. That Licensee will take reasonable measures to ensure that the immediate environs of the location are kept free of litter and debris. The "immediate environs" is defined in Section 720.2 of the ABC Regulations as including "all property on which the premises are located; all property used by the Licensee to conduct its business, whether part of the premises or not, including parking lots and the portions of the alleys, sidewalks, or other public property immediately adjacent to the premises or adjacent to the property used by the Licensee to conduct its business."

M. That Licensee will advise all employees of Licensee of the provisions of this agreement, particularly with respect to the sale of alcohol in any form, and require that all employees adhere to this agreement.


PARK AND BROTHERS, INC.

MOUNT PLEASANT
NEIGHBORHOOD ALLIANCE

by


DALE PARK
Date: 11-18-98

by


Russell L. Smith
Date: 10-12-98

**BEFORE
THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD**

In the Matter of:

Park & Bros., Inc.
t/a Super Save Market

Case No. 26853-00027P

Application for a Retailer's License
B – renewal
at premises
3162 Mt. Pleasant Street NW
Washington, D. C.

Laurie Collins, President, Mt. Pleasant Neighborhood Alliance (MPNA), and Bill Mosley, Chair, Advisory Neighborhood Commission (ANC) 1E, Protestants

Dale P. Park, President, on behalf of Park & Bros., Inc., Applicant

**BEFORE: Roderic L. Woodson, Esquire, Chair
Vera Abbott, Member
Charles Burger, Member
Judy Moy, Member
Ellen Opper-Weiner, Esquire, Member
Audrey E. Thompson, Member**

ORDER ON WITHDRAWN PROTEST AND VOLUNTARY AGREEMENT

The application, having been protested, came before the Board for public hearing on April 26, 2000, in accordance with D. C. Code Section 25-115 (5)(5)(1999 Supp.), providing for the protestants to be heard. Laurie Collins, on behalf of the Mount Pleasant Neighborhood Alliance ("MPNA"), and Bill Mosley, on behalf of the Advisory Neighborhood Commission ("ANC") 1E, filed timely protest letters, dated February 17, 2000 and February 11, 2000, respectively.

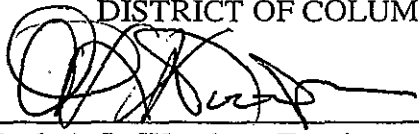
Park Bros., Inc.
t/a Super Save Market
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The official records of the Board reflect that the parties have now reached an agreement, which has been reduced to writing, and has been properly executed and filed with the Board. Pursuant to the agreement dated October 17, 2000, the Protestants have agreed to withdraw the opposition, provided however, the Board's approval of the pending application is conditioned.

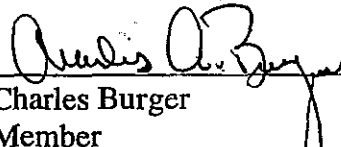
Accordingly, it is this 14TH day of February 2001, **ORDERED** that:

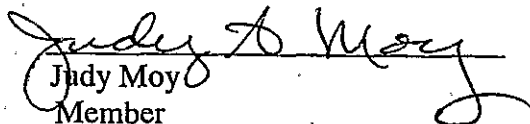
1. The protests of ANC IE and MPNA be, and the same hereby, are **WITHDRAWN**;
2. The above- referenced agreement between the parties, be, and the same hereby, is **INCORPORATED** as part of this **ORDER**;
3. The application of Park & Bros., Inc. t/a Super Save Market , for a retailer's class B renewal license at premises 3162 Mt. Pleasant Street NW, Washington, D.C., be, and the same hereby, is **GRANTED**; and,
4. Copies of this Order shall be sent to the Protestants and the Applicant.

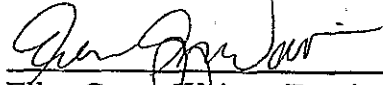
DISTRICT OF COLUMBIA ALCOHOLIC BEVERAGE CONTROL BOARD


Roderic L. Woodson, Esquire
Chair


Vera Abbott
Member


Charles Burger
Member


Judy Moy
Member


Ellen Oppenheimer, Esquire
Member


Audrey E. Thompson
Member

D. (cont.)

to supplement current efforts to hire private trash services to keep Mount Pleasant Street clean on a daily basis. This role includes, but is not limited to, consultation with ANC 1E and MPNA when such participation and consultation are reasonably requested.

- E. Licensee will notify ANC 1E and MPNA of any application to transfer the license when filing such application with the Alcoholic Beverage Control Board.
- F. Licensee agrees to maintain trash, garbage and recycling material storage facilities in which all containers have lids which are kept securely closed at all times, which containers shall be sufficient to contain all trash, garbage and recycle materials generated by the establishment, and to assure that trash, garbage, and recycle materials are removed at least three times per week, and only during the hours between 9:00 AM and 9:00 PM. Where the Licensee does not control the trash collection, the ANC and Licensee will work with the landlord to establish appropriate hours for pickup.
- G. Licensee will take reasonable measures to assure that that the immediate environs of the establishment are kept free of litter and debris. "Immediate environs" is defined in Section 720.2 of the ABC Regulations as including: "all property on which the premises are located; all property used by the licensee to conduct its business, whether part of the premises or not, including parking lots and the portion of alleys, sidewalks, or other public property immediately adjacent to the premises or adjacent to the property used by the licensee to conduct its business."
- H. Licensee will discourage loitering in front and rear of the establishment, and will cooperate with the Metropolitan Police to enforce this policy.
- I. Licensee will post signs in the establishment in both English and Spanish informing patrons that drinking in public is illegal and subject to possible fine or imprisonment, and that no sales will be made to minors, intoxicated persons, or persons accompanying such persons.
- J. Licensee agrees to work cooperatively, with ANC 1E and MPNA, to improve the overall environment on Mount Pleasant Street to make it a more pleasant, safe area for residents, customers and businesses.
- K. Licensee will not, directly or indirectly, knowingly sell or deliver alcoholic beverages to any intoxicated person, or to any person of intemperate habits, or to any person who appears to be intoxicated, and will cooperate with the Metropolitan Police and health and social service agencies to identify such persons. A person of intemperate habits shall be defined as any person arrested or cited for alcohol-related offenses by the

K. (cont.)

Metropolitan Police for any alcohol-related crime three times or more in any one year and who has been so identified to the licensee by the Metropolitan Police Department by giving a photo and name to the licensee.

- L. Licensee will not sell or deliver alcoholic beverages to any person or persons under the age of 21, and will prominently display the fact that such sales are prohibited and that patrons are subject to being asked to produce valid proof of age.
- M. Licensee will not sell or deliver alcoholic beverages to anyone accompanying a person who has been denied service if there is an apparent attempt to deliver the alcoholic beverage to the person who has been denied service.
- N. Licensee will not provide "go-cups" to customers. A "go-cup" is defined in Section 709.7 of the ABC regulations as a "drinking utensil provided at no charge or a nominal charge to customers for the purpose of consuming beverages. "
- O. Licensee will assure that all alcoholic beverage sales staff receives appropriate training in the sale and handling of alcoholic beverages. Licensee will also assure that the ABC Board-approved manager or approved corporate officer on duty in the establishment has received training of the type offered by TIPS, and is displaying identification as an ABC approved manager.
- P. Licensee will comply with DC law and regulation concerning advertising and signage, including historic preservation regulations and guidelines.
- Q. Licensee will not sell, deliver or allow consumption of alcohol before or after legal hours of sale, as modified by this Voluntary Agreement.
- R. Licensee will meet quarterly with a representative of ANC 1E and MPNA to discuss issues and solutions to problems concerning the operation of the establishment in the neighborhood, if so requested by ANC 1E and MPNA.
- S. Licensee will support ANC 1E and MPNA in its efforts with the Metropolitan Police and Emergency Medical Service personnel to establish and carry out an "interdiction" program to identify persons of notoriously intemperate habits and assure that licensees refrain from selling alcoholic beverages to such persons.
- T. Licensee will not sell alcoholic beverages of any kind before 9:30 AM.

U. For a period of one year, from November 14, 2000 up through and including November 14, 2001, or running for a period of one year from the date from which Lee which Lee Irving Liquor refrains from selling beer or malt liquor pursuant to a voluntary agreement executed by Lee Irving Liquor with MPNA and ANC 1E, whichever is sooner, Licensee shall not sell beer or malt liquor in single containers of any size. On or about forty-five days prior to expiration of the one year prohibition on single sales set forth herein, all parties to this Agreement shall jointly petition the ABC Board for a fact-finding hearing concerning the effect this prohibition on single sales has had with respect to issues in the neighborhood involving peace, order and quiet, trash, loitering and service to intoxicated or intemperate persons. As a result of such hearing, the Board shall determine whether to extend or eliminate the prohibition on single sales by Licensee.

V. This Voluntary Agreement will be posted in the licensee's establishment along with the license granted by the Alcoholic Beverage Control Board.

ANC 1E and MPNA agree:

1. ANC 1E and MPNA will support renewal of the Licensee's ABC license in consideration of agreement to these provisions.
2. ANC 1E and MPNA will work with the Metropolitan Police to assure protection of licensee against any action by any patron denied service.
3. ANC 1E and MPNA will work with the Metropolitan Police to eliminate illegal alcohol sale and consumption and loitering in the Commission's jurisdiction.
4. ANC 1E and MPNA will provide the signs referred to in Provision I, above.
5. ANC 1E and MPNA will meet with the Licensee at Licensee's request to discuss and resolve matters of mutual concern.
6. MPNA and ANC 1E shall promptly approach Lee Irving Liquor in an effort to obtain its agreement to abide by the single sale prohibition set forth in paragraph U above. If MPNA and ANC 1E are unable to obtain agreement from Lee Irving to restrict its sales upon the same terms as provided for herein, MPNA and ANC 1E shall within thirty days file a Motion Seeking an Order to Show Cause before the ABC Board in an effort to cause Lee Irving Liquors to agree to such provision or cause the revocation of its license. MPNA and ANC 1E shall work in good faith to obtain voluntary agreements with all other

6. (cont.)

Class A and B stores in the Mount Pleasant Area upon substantially similar terms, and it agrees to actively pursue protest actions against any establishment that refuses to comply with the hour and single sale restrictions set forth herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year stated below.

For Class B Establishment: Park & Brothers, Inc. T/A SuperSave Market
[Signature]

Date: 10/17/00

For the Mount Pleasant Neighborhood Alliance:

[Signature]

Date: 17-Oct-2000

For Advisory Neighborhood Commission 1E:

[Signature]
Laurie Collins

Date: 10-17-00

**BEFORE
THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD**

In the Matter of:

Park & Brothers, Inc.
t/a Super Save Market

Application for a Retailer's Class
B License
at premises
3162 Mt. Pleasant Street, N.W.
Washington, D.C.

Application no. 26853

BEFORE: Roderic L. Woodson, Esquire, Chair
Vera Abbott, Member
Charles Burger, Member
Laurie Collins, Member
Judy Moy, Member
Ellen Oppen-Weiner, Esquire, Member
Audrey E. Thompson, Member

ORDER ON VOLUNTARY AGREEMENT

The licensee, the Mount Pleasant Neighborhood Alliance (MPNA), and the Advisory Neighborhood Commission (ANC) 1E entered into an agreement on October 17, 2000. The agreement is one of several voluntary agreements between ABC establishments in the Mt. Pleasant area, MPNA, and ANC 1E. The Board approved the license application conditioned on the applicant's compliance with the terms of the voluntary agreement, and incorporated the text of the same into the Order dated February 14, 2001.

On October 3, 2001, the Board held a fact finding on these voluntary agreements, focusing on the prohibition on the sale of single beers. On October 24, 2001, the Board took the matter under advisement and rendered its decision to continue the prohibition on the sale of single beers for one (1) year.

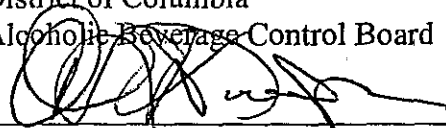
Accordingly, it is this 21st day of November 2001, **ORDERED** that:

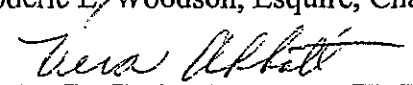
- 1) The existing voluntary agreement containing the provision prohibiting the sale of single beers, be, and the same hereby, is **CONTINUED** for one (1) year between the parties; and

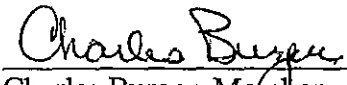
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t/a Super Save Market
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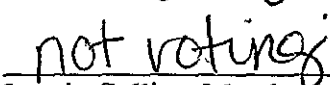
- 2) The Board shall hold a fact finding hearing prior to the expiration of the restriction to determine whether to extend or eliminate the prohibition on single sales;
- 3) The permanent restriction prohibiting the licensee from selling alcoholic beverages prior to 9:30 a.m. shall remain in place; and
- 4) Copies of this Order shall be sent to the licensee, the Mount Pleasant Neighborhood Alliance and ANC 1E.

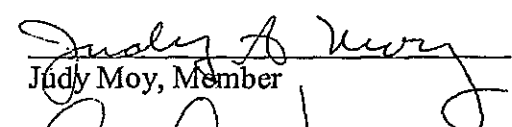
District of Columbia
Alcoholic Beverage Control Board

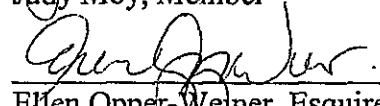

Roderic L. Woodson, Esquire, Chair

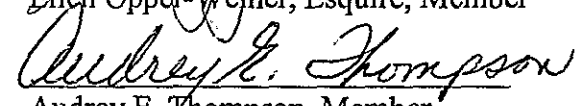

Vera Abbott, Member


Charles Burger, Member


Laurie Collins, Member


Judy Moy, Member


Ellen Oppenheimer, Esquire, Member


Audrey E. Thompson, Member

26853 9/21/00

VOLUNTARY AGREEMENT BETWEEN Park Bros. Inc. H/Super-Snack Market
THE MOUNT PLEASANT ADVISORY NEIGHBORHOOD COMMISSION, AND THE
MOUNT PLEASANT NEIGHBORHOOD ALLIANCE

Whereas, Park Bros. Inc. H/Super-Snack Market ("Licensee") has applied for renewal of an ABC Class B license for the premises located at 3162 Mt. Pleasant Street, N.W., Washington, D.C., Case No. 26853-00027P; and

Whereas, the Mount Pleasant Advisory Neighborhood Commission ("ANC 1E") and the Mount Pleasant Neighborhood Alliance (MPNA) have filed a protest to the renewal of the license: and

Whereas, the parties have discussed the concerns of the neighborhood and have reached an understanding relating to the operation of the establishment and cooperative efforts of the Licensee, ANC 1E, and MPNA.

Now, therefore, in consideration of the agreements set forth herein, ANC 1E and MPNA agree to withdraw its protest and Licensee agrees to comply with the terms of the agreement as set forth hereinafter.

Further, all the parties agree to participate in an on-going, structured process of consultation to identify and resolve problems. Protest of ABC Board actions is viewed as a last resort.

Upon acceptance by the ABC Board, this agreement supersedes and replaces all previous Voluntary Agreements previously entered into and attached to the license.

Licensee agrees:

- A. Licensee will comply with all laws and regulations governing the operation of the establishment, including laws and regulations governing the Class B license to which this agreement applies, as applied for and approved by the District of Columbia in the name of Licensee.
- B. Licensee, its officers and employees, will cooperate with ANC 1E and MPNA to address any alleged violation of the laws and regulations referred to in Provision A above and in any request that the appropriate enforcement agency investigate an alleged violation.
- C. Licensee, in cooperation with ANC 1E and MPNA, will support community organizations that seek to alleviate alcohol abuse problems, by participation in meetings and programs, and by other assistance as the circumstances may warrant.
- D. Licensee will participate in the Mount Pleasant business community in an effort to enlist wider business support for cleaner streets and sidewalks, responsible alcohol service, support of alcohol abuse prevention organizations, and law enforcement activities, including supporting efforts